

Chapter 18 COMMUNITY DEVELOPMENT*

***Cross reference(s)**--Administration, ch. 2; department of community development, § 2-146 et seq.; buildings and building regulations, ch. 10; historical preservation, ch. 38; planning, ch. 66; streets, sidewalks and other public property, ch. 74; subdivisions and other land divisions, ch. 78.

ARTICLE I. IN GENERAL

Secs. 18-1--18-30. Reserved.

ARTICLE II. DOWNTOWN DEVELOPMENT AUTHORITY*

***Cross reference(s)**--Boards and commissions, § 2-281 et seq.

Sec. 18-31. Definitions.

The terms used in this article shall have the same meaning as given to them in Public Act No. 197 of 1975 (MCL 125.1651 et seq.), or unless the context herein clearly indicates to the contrary.

(Code 1975, § 2-122)

Cross reference(s)--Definitions generally, § 1-2.

Sec. 18-32. Creation.

There is hereby established, pursuant to Public Act No. 197 of 1975 (MCL 125.1651 et seq.), a downtown development authority for the city. The downtown development authority shall be a public body corporate and shall be known and exercise its powers under the title of "Downtown Development Authority of the City of Muskegon."

(Code 1975, § 2-124)

State law reference(s)--Authority to create downtown development authority, MCL 125.1652.

Sec. 18-33. Determination of necessity.

The city commission hereby determines that it is necessary to halt property value deterioration and increase property tax valuation wherever possible in the business district of the city, to eliminate the causes of that deterioration and to promote economic growth by establishing a downtown development authority pursuant to Public Act No. 197 of 1975 (MCL 125.1651 et seq.).

(Code 1975, § 2-123)

Sec. 18-34. Description of downtown district.

The downtown district in which the downtown development authority shall exercise its powers, as provided by Public Act No. 197 of 1975 (MCL 125.1651 et seq.), shall consist of the described territory in the city, subject to such changes as may hereinafter be made pursuant to this article and Public Act No. 197 of 1975 (MCL 125.1651 et seq.), as set forth in Exhibit A, which is made a part of this article.

(Code 1975, § 2-125)

Sec. 18-35. Governing board.

The downtown development authority shall be under the supervision and control of a governing board which shall be appointed and which shall function in the manner provided by Public Act No. 197 of 1975 (MCL 125.1651 et seq.).

(Code 1975, § 2-126)

State law reference(s)--Governing board, MCL 125.1651.

Sec. 18-36. Powers.

Except as specifically otherwise provided in this article, the downtown development authority shall have all the powers provided by Public Act No. 197 of 1975 (MCL 125.1651 et seq.).

(Code 1975, § 2-127)

State law reference(s)--General powers of governing body, MCL 125.1657.

Sec. 18-37. Fiscal year; adoption of budget.

- (a) The fiscal year of the downtown development authority shall begin on January 1 of each year and end on December 31 of the same year, or such other fiscal year as may hereafter be adopted by the city.
- (b) The downtown development authority shall annually prepare a budget and shall submit such budget to the commission on the same date that the proposed budget for the city is required by the city Charter to be submitted to the city commission. The downtown development authority shall not finally adopt a budget for any fiscal year until the budget has been approved by the commission. The downtown development authority may, however, temporarily adopt a budget in connection with the operation of any improvements which have been financed by revenue bonds where required to do so by the ordinance authorizing the revenue bonds.
- (c) The downtown development authority shall submit financial reports to the commission at the same time and on the same basis as departments of the city are required to submit reports. The downtown development authority shall be audited annually by the same independent auditors auditing the city, and copies of the audit reports shall be filed with the commission.

(Code 1975, § 2-128)

Secs. 18-38--18-60. Reserved.

ARTICLE III. ENTERPRISE ZONE*

***State law reference(s)**--Enterprise Zone Act, MCL 125.2101 et seq.

Sec. 18-61. Establishment.

There is hereby established in the city a state enterprise zone, pursuant to Public Act No. 224 of 1985 (MCL 125.2101 et seq.). The following description of the enterprise zone, which falls in both the city and the City of Muskegon Heights, is hereby adopted as the enterprise zone. The city hereby designates that portion of the following area found within the city as a state enterprise zone:

Begin with the most northeast municipal boundary of the city north of Marquette Avenue in the vicinity of Quarterline Road and Stebbins Road and proceed south along the municipal boundary until Oak Street. Follow Oak Street west to Harvey Street and proceed south along the city municipal boundary to Ryerson Creek. Follow Ryerson Creek until Getty Street.

Proceed south on Getty Street until Norton and follow Norton west until Green Street. Proceed south on Green Street until Seaway Drive. Then follow the municipal boundary of the City of Muskegon Heights in the area north of the northern shoreline of Mona Lake and south of Seaway Drive.

Proceed north on Peck Street between Seaway Drive and Norton. Follow Norton west until Temple Street, turning south to Seaway Drive. Proceed north on Seaway Drive until Hackley Avenue, following Hackley Avenue between Seaway Drive and Park Street.

Follow Park Street north to Laketon Avenue. Proceed west on Laketon Avenue to Seaway Drive, turning north on Seaway Drive to Ninth Street. Follow Ninth Street to Western Avenue. Follow Western Avenue to Sixth Street, and then proceed to the southern Muskegon Lake shoreline. Proceed northeast along Muskegon Lake shoreline to the south branch of the Muskegon River.

Follow the southern shoreline of the south branch of the Muskegon River between the Muskegon Lake shoreline and the Getty Street/US31-BR intersection. Proceed south on Getty Street to the northernmost city municipal boundary east of Getty Street. Proceed east along the northernmost city municipal boundary between Getty Street and Harvey Street. Proceed north along Harvey Street until Stebbins Road, turning east and following the city municipal boundary eastward to the starting point (the most northeast city municipal boundary point north of Marquette Avenue in the vicinity of the Quarterline and Stebbins Roads intersection).

(Code 1975, § 2-240)

State law reference(s)--Establishment of enterprise zone, MCL 125.2111.

Sec. 18-62. Determination that zone meets state requirements.

The city commission determines, after public hearing and examination of the proposed enterprise zone, that the portion of the above-described zone found in the city meets the requirements of Public Act No. 224 of 1985 (MCL 125.2101 et seq.).

(Code 1975, § 2-241)

Sec. 18-63. Citizens' council.

(a) *Established; number; qualifications.* A citizens' council for the enterprise zone is hereby established pursuant to Public Act No. 224 of 1985 (MCL 125.2101 et seq.).

(b) *Duties.* The citizens' council shall perform all of the following duties:

- (1) Advise the city on all matters relating to enterprise zone activities.
- (2) Advocate the promotion and development of business in the enterprise zone.
- (3) Coordinate employer needs with available training programs and other services.
- (4) Upon the request of a qualified business, assist in recruitment of employees for existing or future jobs.
- (5) Review each employer annually to ensure the employer's continuing status as a qualified business.
- (6) Provide information, as requested, to the state enterprise zone authority.

(Code 1975, §§ 2-242(a), 2-243)

State law reference(s)--Citizens' council, MCL 125.2109, 125.2110.